

FOR SALE/ TO LET

PROPOSED NEW BUILD B1/ B2 BUSINESS UNITS

LOW ROAD, COCKERMOUTH CA13 0HH



LOCATION

Cockermouth is situated in the north west of Cumbria approximately 26 miles south west of Carlisle and some 31 miles west of Penrith. A modest sized market town with a population of circa 8,500-9,000, Cockermouth benefits from close proximity to both the A595 and A66 trunk roads which link Cockermouth and the West Cumbrian coastal towns of Maryport, Workington and Whitehaven back to the M6 via Carlisle and Penrith.

The subject site is located to the west of Cockermouth town centre on the north side of Low Road which provides a direct link to the A66/A595 roundabout. To the immediate east of the site is The Lakes Home Centre with associated car park

DESCRIPTION

The subject site is a cleared brownfield development site which has been vacant since the early 1990s. The existing access is taken from Low Road via a tarmac access road providing service access for the Lakes Home Centre. The site is rectangular in shape but narrowing from east to west. Part of the site is located on a former railway line with its associated embankment and there is a public sewer running along the north boundary.

EXPRESSIONS OF INTEREST INVITED



SITE AREA

We understand the site area, as shown edged in a broken red line on the attached plan extract, extends to approximately: **3.14 acres (1.269 hectares)**.

PLANNING

The development plan covering the local area is the adopted Allerdale Local Plan (1999); First Alteration 2006, and the more recently adopted Allerdale Local Plan (Part 1) (July 2014).

The subject site is, in part, shown on the adopted Local Plan Proposals Map as being allocated as an "Employment Commitment".

Cockermouth Low Road is identified as being suitable for light industrial (B1) and limited general industrial (B2).

DISPOSAL TERMS

Our client is a developer who is inviting expressions of interest from potential occupiers who are looking for new build B1/B2 business space in this location.

Interested parties are requested to submit in writing full details of their requirements in terms of size and specification of property; intended use/ operational processes proposed; anticipated job creation numbers and whether they are looking to rent or purchase.

FURTHER INFORMATION

For further information or to submit an expression of interest please contact the sole agent

Richard Percival.

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Details amended

March 2018

Regulated by RICS



EXPRESSIONS OF INTEREST INVITED

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